How do I get a…

Deck Building Permit for a Residence?

To do the project safely and legally the following issues must be considered and addressed when placing a swimming pool on your property:

1. A site plan submitted with a permit application is required to show the proposed location of the deck on the property. You may use a copy of the town GIS map for your property found at http://gis.cdm.com/enfieldct/map.htm

2. The deck must be behind the front line of the house and meet the setback requirements of the zone.

3. Corner lots have additional requirements for setbacks on the street side of the yard. For specific information about your lot contact the zoning enforcement officer at 253-6355.

4. The deck cannot be located in delineated wetlands or in any recorded easement. These areas may be shown in one of the layers on the town GIS map.

5. The North Central District Health Department will need to review and approve the site plan if your property is serviced by a well or a septic system. The deck must not be located on top of wells or septic systems.

6. A zoning permit is required for decks. Applications are available at the building inspection counter in town hall or on the town planning and zoning website.

7. A building permit is required for decks and applications are available at the building inspection counter in town hall or on the building inspection website.

8. The building permit application package must include structural details including frost-protected piers, handrails, guardrails, and stairs. See the handrail, guardrail, and stair regulations on the building inspection website.

9. If fastened to the house the plans must show the method in detail. Nails and carriage bolts are not acceptable for fastening a deck to a house. Lag screws and washers may be used if the house band board thickness is at least four times the screw diameter. Machine bolts and washers may be used as well. Pilot holes must be drilled for all lag screws. Appropriate flashing must be used where the ledger attaches to the house. Ledgers cannot be attached over siding or to brick veneer.

10. Decks in Enfield must be anchored to resist uplift forces from a 90 mph three-second gust. Toe-nailing joists to a girder is not permitted. Joist ties must be used. Also, nails loaded in withdrawal from the end grain of wood are not allowed.

11. Structural details must be included for any deck that will be built or altered to serve a swimming pool. Barrier, gate, and stair details must be shown on the plans. See the swimming pool regulations on the building inspection website for additional access-barrier requirements.

12. Corrosion-resistant fasteners, hangers, and ties must be used in deck construction. The manufacturers' listing and installation instructions must be followed. Fasteners must be listed for use with the hangers and ties. Drywall screws, for instance, are not permitted for use with hangers and ties.

13. Call-Before-You-Dig must be notified by calling 8-1-1 if you will be doing any excavating for the deck piers or electrical conduits.

14. Because they look relatively simple to build, many people do not realize that decks are structures that need to be designed to adequately resist certain stresses. Like any other building, a deck must be designed to support the weight of people and objects placed on it, as well as lateral and uplift loads that can act on the deck as a result of wind or seismic events. The 2003 versions of the International Building Code and International Residential Code portions of the 2005 Connecticut State Building Code contain language outlining the general design requirements of structures. The construction of decks must result in a system that provides a complete load path that meets the requirements for the transfer of all loads from their point of origin through the load-resisting elements to the piers or foundation.